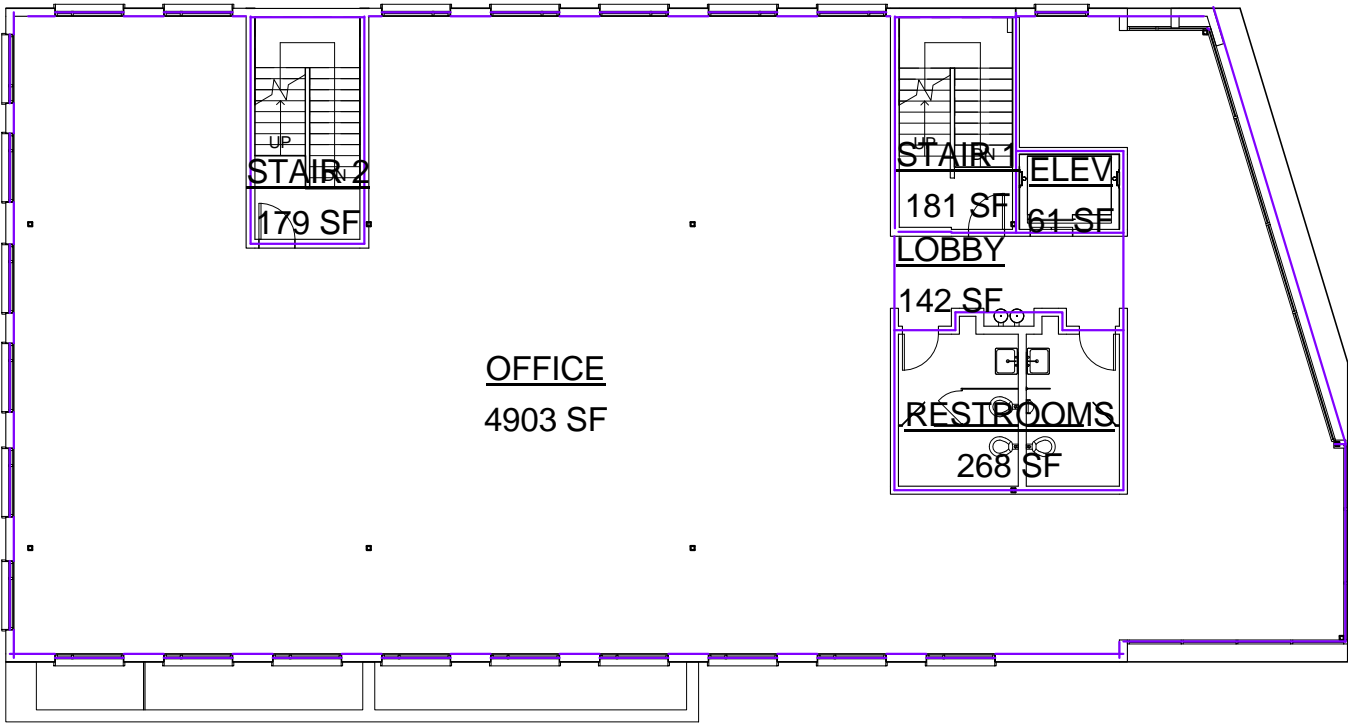
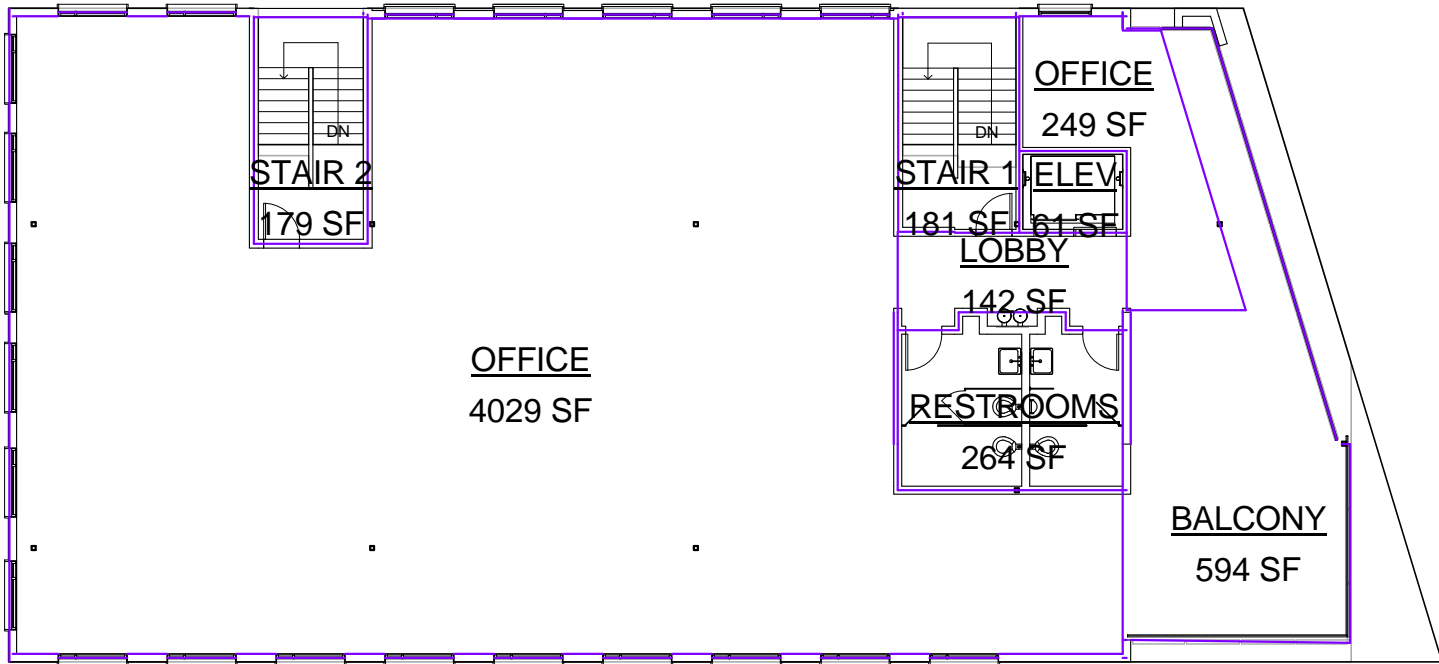


1 LEVEL 1
1/16" = 1'-0"



2 LEVEL 2
1/16" = 1'-0"



3 LEVEL 3
1/16" = 1'-0"

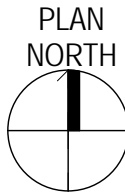
AREA SCHEDULE				
AREA TYPE	OCCUPANCY TYPE	SPACE USE	AREA (FT²)	OCCUPANT LOAD FACTOR
LEVEL 1				
Building Common Area		ELEV	61 R²	
Building Common Area	Business	OFFICE LOBBY	348 R²	100
Building Common Area	Business	RESTROOM	104 R²	100
Building Common Area	Business	STAIR 1	189 R²	100
Building Common Area	Business	STAIR 2	162 R²	100
Building Common Area	Business	UTILITY	190 R²	100
Store Area	Mercantile	RETAIL	543 R²	30
LEVEL 2				
Building Common Area		ELEV	61 R²	
Building Common Area	Business	LOBBY	142 R²	100
Building Common Area	Business	RESTROOMS	268 R²	100
Building Common Area	Business	STAIR 1	181 R²	100
Building Common Area	Business	STAIR 2	179 R²	100
Office Area	Business	OFFICE	4903 R²	100
LEVEL 3				
Building Common Area		ELEV	61 R²	
Building Common Area	Business	LOBBY	142 R²	100
Building Common Area	Business	RESTROOMS	264 R²	100
Building Common Area	Business	STAIR 1	181 R²	100
Building Common Area	Business	STAIR 2	179 R²	100
Exterior Area	Assembly	BALCONY	594 R²	15
Office Area	Business	OFFICE	4029 R²	100
			13031 R²	

PARKING CALCULATION

ASSUMING ACCEPTANCE OF AAS TO ADOPT THE CENTRAL ISSAQUAH PARKING STANDARDS

MIXED USES PARKING REQUIREMENT:
TOTAL RETAIL NSF: 545 SF
STREET LEVEL NON-RESIDENTIAL USE LESS THAN 3,000 NSF: NO PARKING REQUIRED

OFFICE PARKING REQUIREMENT:
MINIMUM NUMBER OF STALLS REQUIRED: 1 PER 500 NSF
TOTAL OFFICE NSF: 9181 SF
NUMBER OF PARKING STALLS REQUIRED: 18
- 1 ELEC VEH CHARGING STALL: 17
ACTUAL NUMBER OF PARKING STALLS PROVIDED: 17



KEY PLAN		
REVISION		
NO.	DATE	DESCRIPTION

B+H

B+H Architects
225 Terry Avenue N, Suite 101
Seattle, WA 98109
T/206.582.2875 F/206.260.3900

SEAL :

STRUCTURAL ENGINEER :
George Sheng / Home Tech, Project Engineer
4946 131st Pl. SE
Bellevue, WA 98006
P. 206.778.2431

SITE SERVICES/CIVIL ENGINEER :
Mead & Hunt, Inc
1180 NW Maple Street, STE 105
Issaquah, WA 98027

LANDSCAPE ARCHITECT :
Darwin Webb, Landscape Architects P.S.
485 Rainier Blvd N, #103B
Issaquah, WA 98027
P. 425.391.6946 F. 425.391.1292

OWNER :
NOVA Development Group
1200 112th Ave NE, Suite B150
Bellevue, WA 98004

PROJECT :
505 RAINIER BLVD N

505 RAINIER BLVD N
ISSAQUAH, WA 98027

SHEET CONTENTS :
CODE AND ZONING CALCULATIONS

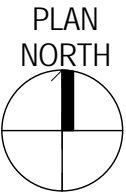
PROJECT NUMBER :
1516028

DRAWING SCALE :
1/16" = 1'-0"

DRAWN BY : SH	CHECKED BY : MS	DATE: 12/7/15
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SHEET NO :
A004

REV :



KEY PLAN

REVISION		
NO.	DATE	DESCRIPTION

B+H

B+H Architects
225 Terry Avenue N, Suite 101
Seattle, WA 98109
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SEAL :

STRUCTURAL ENGINEER :
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LANDSCAPE ARCHITECT :
Darwin Webb, Landscape Architects P.S.
485 Rainier Blvd N, #103B
Issaquah, WA 98027
P. 425.391.6946 F. 425.391.1292

OWNER :
NOVA Development Group
1200 112th Ave NE, Suite B150
Bellevue, WA 98004

PROJECT :
505 RAINIER BLVD N

505 RAINIER BLVD N
ISSAQUAH, WA 98027

SHEET CONTENTS :
ARCHITECTURAL SITE PLAN

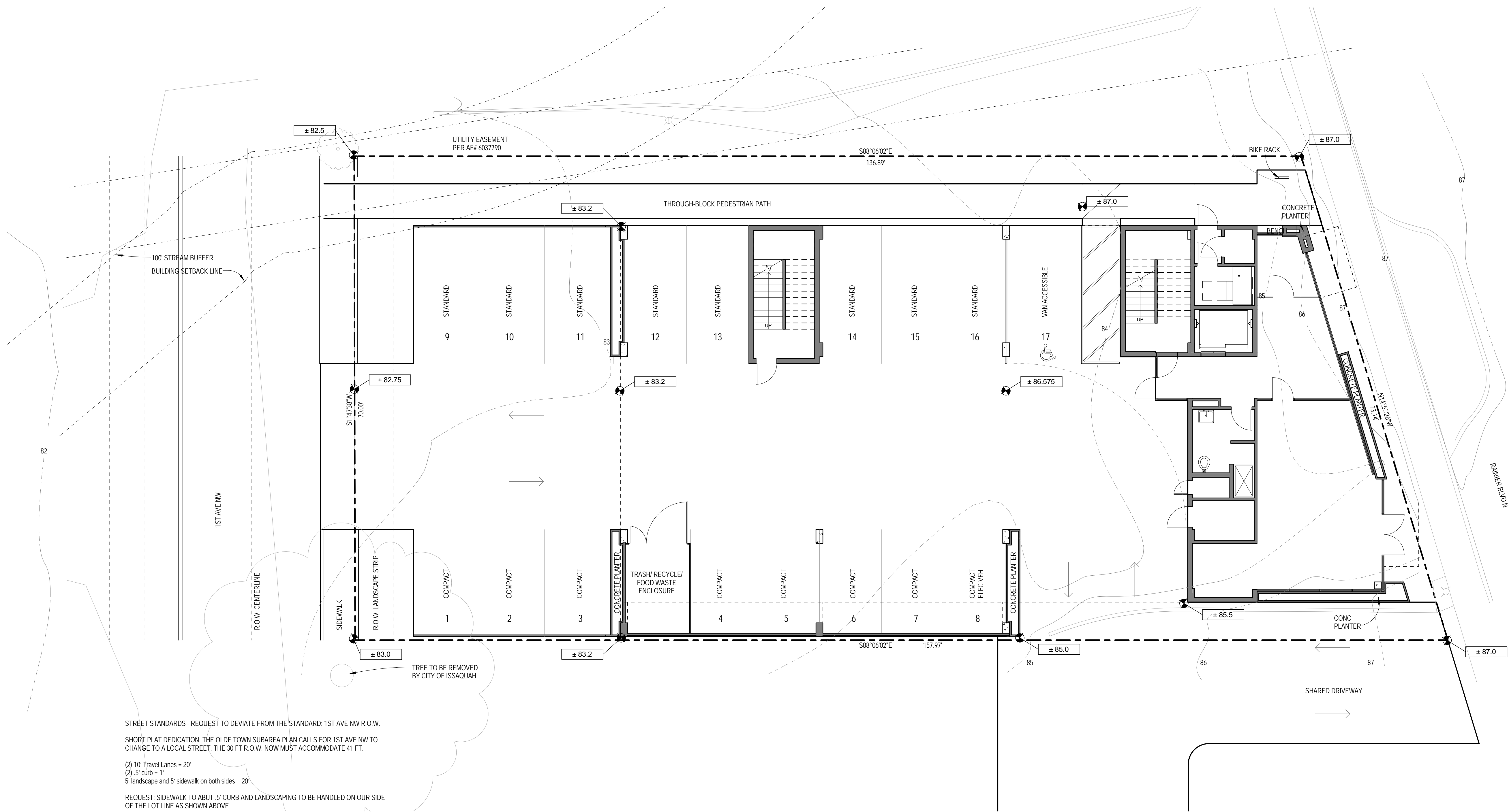
PROJECT NUMBER :
1516028

DRAWING SCALE :
1/8" = 1'-0"

DRAWN BY : SH	CHECKED BY : MS	DATE: 12/7/15
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SHEET NO :
A101

REV :



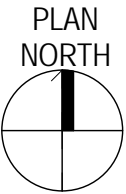
STREET STANDARDS - REQUEST TO DEVIATE FROM THE STANDARD: 1ST AVE NW R.O.W.

SHORT PLAT DEDICATION: THE OLDE TOWN SUBAREA PLAN CALLS FOR 1ST AVE NW TO CHANGE TO A LOCAL STREET. THE 30 FT R.O.W. NOW MUST ACCOMMODATE 41 FT.

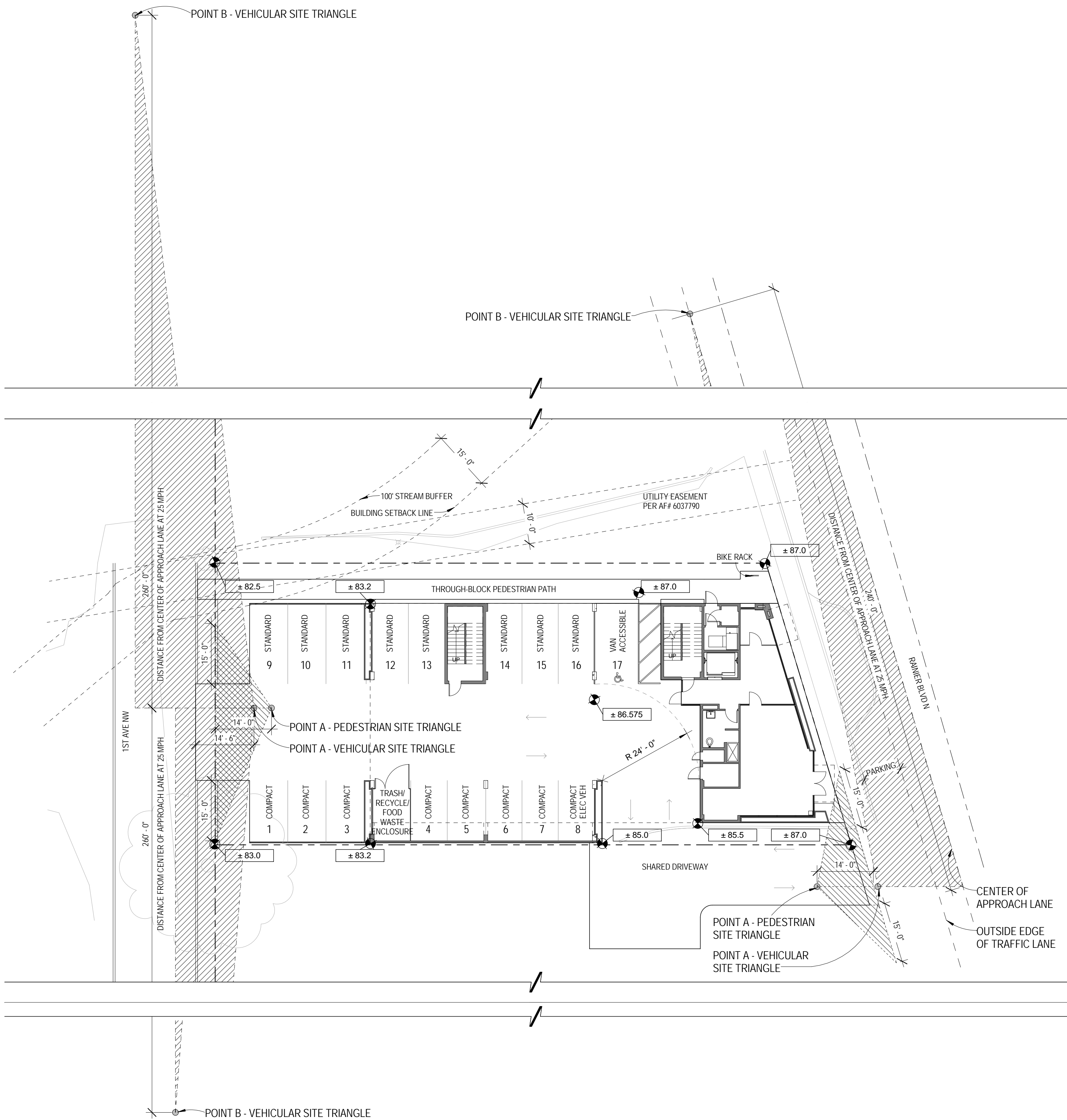
- (2) 10' Travel Lanes = 20'
- (2) 5' curb = 1'
- 5' landscape and 5' sidewalk on both sides = 20'

REQUEST: SIDEWALK TO ABUT. 5' CURB AND LANDSCAPING TO BE HANDLED ON OUR SIDE OF THE LOT LINE AS SHOWN ABOVE

1 ARCHITECTURAL SITE PLAN
1/8" = 1'-0"



KEY PLAN		
REVISION		
NO.	DATE	DESCRIPTION



① TRAFFIC SITE PLAN
1/16" = 1'-0"

STRUCTURAL ENGINEER :
George Sheng / Home Tech, Project Engineer
4946 131st PL SE
Bellevue, WA 98006
P. 206.778.2431

SITE SERVICES/CIVIL ENGINEER :
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1180 NW Maple Street, STE 105
Issaquah, WA 98027

LANDSCAPE ARCHITECT :
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485 Rainier Blvd N, #103B
Issaquah, WA 98027
P. 425.391.6946 F. 425.391.1292

OWNER :
NOVA Development Group
1200 112th Ave NE, Suite B150
Bellevue, WA 98004

PROJECT :
505 RAINIER BLVD N

505 RAINIER BLVD N
ISSAQUAH, WA 98027

SHEET CONTENTS :
TRAFFICE SITE PLAN

PROJECT NUMBER :
1516028

DRAWING SCALE :
1/16" = 1'-0"

DRAWN BY : SH	CHECKED BY : MS	DATE: 12/7/15
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SHEET NO.:	REV :
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A101B